

TEWKSBURY ZONING BYLAW SUBCOMMITTEE

February 10, 2015

Call The Meeting to Order

David Plunkett called the meeting to order at 7:00 P.M. at the DPW Conference Room. Present at the meeting were Nancy Reed and Community Development Director Steven Sadwick.

(1) Woburn Street Corridor Zoning

Mrs. Reed asked if there are new zoning maps available. Mr. Sadwick stated that the maps were done last time. This has an updated use table. Mrs. Reed stated that she is not sure if the affordable housing component should be part of it. Mr. Sadwick stated that the map shows the existing zoning line and explained the 1,000' setback. Mr. Plunkett stated that the adult entertainment district includes an area off of Rt. 133 also. Longhorn's serves alcohol and asked if that affects the setback. Mr. Sadwick stated he would need to verify what MGL, Chapter 138, Section 12 represents. If includes a liquor license, then we would need to adjust the setback back. Mr. Plunkett stated that is what he believes it is. Mr. Sadwick stated that pretty much eliminates this area except the back portion.

Mr. Sadwick stated that the next thought was to change this area on Woburn Street to an overlay, Westside Neighborhood Business District (WNBD). Mr. Plunkett asked if any of the heavy industrial uses could be added to this area. He thought there was some clean manufacturing such as assembly of components.

Mrs. Reed stated that she would like to add this only to the residential side, leaving the other side as Heavy Industrial. Mrs. Reed stated that Section 6703 should be deleted.

Mrs. Reed asked if we are looking for mixed-use development in this area. Mr. Sadwick stated that this change would allow for SFD, family suite, etc. Mrs. Reed stated that the question is what are we trying to do with this area. Would we want to leave the east side as heavy industrial and allow residential and commercial on the other side. What is the character of this area? Mr. Plunkett stated that we should look at the heavy industrial uses and see which ones would conflict with the residential/commercial use.

Mr. Plunkett stated that #2 and #7 on Table D should be changed from "N" to "PB1".

Mr. Sadwick stated that there is the Crupi property and some industrial condos located past 515 Woburn Street. Mr. Sadwick stated that he spoke with the management company of the Billerica Industrial Park and they would support any projects that would bring amenities to this area. Mr. Plunkett stated that we should eliminate any potential conflict uses. Mr. Plunkett asked if we could say no to adult daycare across all districts. Mr. Sadwick replied he would check into that.

Mr. Sadwick asked what the designation should be for item #7, #8, and #9 in Table D. Mrs. Reed stated that items #2, #3, #4, #7, #8 and #9 in Table D should all have PB1.

Mr. Sadwick stated that he would remove 6701 (b) and (f). He will also remove Section 6703 affordable housing.

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Mrs. Reed stated that the mix use would remain for residential and retail. Mr. Sadwick asked if the residential should be limited to above commercial uses in one building. Mr. Plunkett replied no, this is not Main Street and that would not be necessary.

Mr. Sadwick stated that he would also delete Section 6709.

(2) Design Guidelines

Mrs. Reed stated that she took the Village Mixed Use Guidelines and tried to make design guidelines that fit everywhere. The question is should this be a part of the special permit process or should it be a separate design review permit. Mr. Plunkett stated that he believes it should be a component of the special permit process. Mrs. Reed stated that Mr. Sadwick also gave her Readings bylaw. If there were a space over 500 SF that will be renovated then it would require them to meet the design standards. This could be handled administratively. Mr. Plunkett stated that he is concerned with scaring away tenants in small spaces. Mr. Sadwick stated that an example would be Al Fresca with the neon lights. Mr. Plunkett asked if the neon lights could be addressed by the sign bylaw. Mr. Sadwick stated that it should not just be neon but any other lighting that draws attention. Mrs. Reed stated that Jon Ryan's Pub pre-dates the special permit and now he has Christmas lights as well as neon lights.

Mr. Plunkett stated that 500 SF seems really small and what we are looking for is a mechanism to give the Town teeth to make someone comply. The design standards are good as part of the overall special permit package.

(3) Draft Articles

Mr. Sadwick presented the draft articles, as they would numerically appear in the bylaw:

- Section 2100 – added HI-1
- Section 2320 – addresses an overlay over two underlying zoning districts
- Section 4210 – addresses the height special permit of 60'. The text only references commercial, so heavy industrial was added.
- Section 4240 – addresses the dimensional requirements for a SFD in a heavy industrial zone to use the R40 requirements.
- Reserve Parking – addresses waiver from Planning Board
- SVOD-55 – This was replaced by the CVOD so this section should be removed in its entirety.
- Section 8402 – Addresses that the Interstate Overlay District allowed in the Commercial and Heavy Industrial and removes towing. Mrs. Reed stated that the last sentence should be deleted in the Executive Summary.
- Appendix C – This combines five different sections with the same action in the overlay districts. This changes the parking requirements from the underlying zoning to Appendix C, Parking Requirements

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MOTION - Mrs. Reed made a motion to approve the removal of SVOD-55 in its entirety. The motion was seconded by Mr. Plunkett and unanimously voted 2-0.

MOTION - Mrs. Reed made a motion to approve the Westside Neighborhood District for Woburn Street as discussed to be submitted for approval. The motion was seconded by Mr. Plunkett and unanimously voted 2-0.

Adjournment

MOTION - Mrs. Reed made a motion to adjourn at 8:15 PM. The motion was seconded by Mr. Plunkett and unanimously voted 2-0.

Approved: 7/13/15

Documents provided to Committee Members.

- Draft Westside Neighborhood Business District zoning
- Draft Articles